151.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,300 / 809,300
					USE VALUE:	809,300 / 809,300
					ASSESSED:	809,300 / 809,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
348		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THROPE MARTIN JOEL TR
Owner 2:	TR OF THROPE REALTY TR
Owner 3:	
Street 1:	348 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,521 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 2436 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4521.000	364,800		444,500	809,300
Total Card	0.104	364,800		444,500	809,300
Total Parcel	0.104	364,800		444,500	809,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.28 | /Parcel: 332.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100429

GIS Ref

GIS Ref

Insp Date 06/18/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0009.0

!11881!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,800	0	4,521.	444,500	809,300	809,300	Year End Roll	12/18/2019
2019	101	FV	313,200	0	4,521.	416,700	729,900	729,900	Year End Roll	1/3/2019
2018	101	FV	313,200	0	4,521.	344,500	657,700	657,700	Year End Roll	12/20/2017
2017	101	FV	313,200	0	4,521.	316,700	629,900	629,900	Year End Roll	1/3/2017
2016	101	FV	313,200	0	4,521.	288,900	602,100	602,100	Year End	1/4/2016
2015	101	FV	279,800	0	4,521.	283,400	563,200	563,200	Year End Roll	12/11/2014
2014	101	FV	279,800	0	4,521.	263,400	543,200	543,200	Year End Roll	12/16/2013
2013	101	FV	279,800	0	4,521.	250,600	530,400	530,400		12/13/2012

PRINT

Date	Time
12/11/20	02:00:45

LAST REV

Date	Time
01/25/18	18:37:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11881

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13170-280		4/13/1977			No	No		N

USER DEFINED

Prior Id # 1:	100429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2008	1459	Redo Kit	6,000	C		G10	GR FY10	
8/15/2008	932	Addition	79,750	C		G10	GR FY10	kit add & new 1/2b
3/9/2005	140	Re-Roof	6,000					
7/30/1992	344		14,700					25X13 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2009	Info Fm Prmt	BR	B Rossignol
6/18/2009	Meas/Inspect	189	PATRIOT
11/3/2008	Meas/Inspect	163	PATRIOT
6/21/2004	Inspected	BR	B Rossignol
1/7/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4521		Sq. Ft.	Site		0	80.	1.23	9									444,505						444,500	

Total AC/HA: 0.10379 | Total SF/SM: 4521 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 444,505 | Spl Credit | Total: 444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08110523
Const Adj.:	0.99742496
Adj $ / SQ:	134.790
Other Features:	105525
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528714
Depreciation:	163901
Depreciated Total:	364813

COMMENTS

OF=XTRA SINK IN BATHS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 1				HB 1		

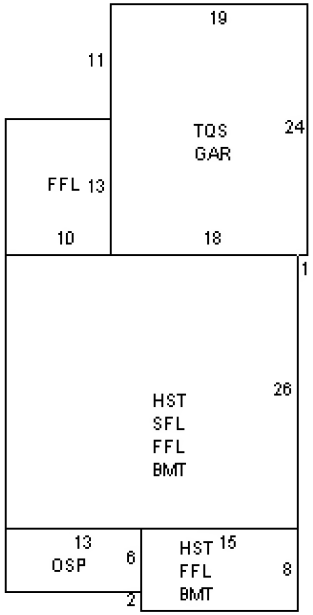
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.27
Special Features:	0	Val/Su Net:	95.55
Final Total:	364800	Val/Su SzAd	149.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	134.790	131,825
BMT	Basement	848	40.440	34,291
SFL	Second Floor	692	134.790	93,221
GAR	Garage	456	20.430	9,316
HST	Half Story	424	134.790	57,151
TQS	3/4 Story	342	134.790	46,098
OSP	Screen Porch	78	41.310	3,222
	Net Sketched Area:	3,818	Total:	375,124
Size Ad	2435.5999	Gross Are	4392	FinArea 2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

151.0-0004-0009.0

IMAGE

AssessPro Patriot Properties, Inc